



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 044-05  
220 E. JUNIPERO STREET  
MODIFICATION APPEAL  
JUNE 16, 2005

**APPEAL OF NEIGHBORS OF A MODIFICATION APPROVAL OF AN APPLICATION OF  
MARIO DE CUNHA, AGENT FOR JOHN LUCA, 220 E. JUNIPERO STREET, APN 025-132-  
003, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION:  
RESIDENTIAL 3 UNITS PER ACRE (MST2004-00581)**

The proposed project involves a lot which is currently developed with a 1,382 square foot single-family residence and attached 393 square-foot 2-car garage. All existing structures will be demolished and replaced with a new 1,718 square foot two-story residence with an attached 439 square foot garage.

1. The discretionary application required for this project is a Modification to permit the new garage to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks. On March 23, 2005 a Public Hearing was held, required findings were made, and a Modification was approved. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 (ENV05-00581).

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, 1 person appeared to speak in favor of the application, and 2 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 9, 2005
2. Site Plans
3. Correspondence received in support of the project:
  - a. Mark S. Manion, 200 E. Carrillo Street
4. Correspondence received in opposition to the project:
  - a. Petition entered into record with 7 signatures

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:


Denies the modification and upholds the appeal, finding that the modification is not necessary to secure an appropriate improvement on the site.

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This motion was passed and adopted on the 16<sup>th</sup> day of June, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Maguire & Myers) ABSTAIN: 0 ABSENT: 1 (Jacobs)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Deana Rae McMillion , Admin/Clerical Supervisor

10-20-05  
\_\_\_\_\_  
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.